

PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE FOR  
SA SABLECHASE HOMEOWNERS ASSOCIATION, INC

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Bexar           §

1.     Name of Subdivision: SA Sablechase Homeowners Association, inc.
2.     Subdivision Location: Bexar
3.     Name of Homeowners Association: SA Sablechase
4.     Recording Data for Association:

Plat map information can be found under the following volumes.

Unit 1: Volume 9583 Pages 109-113

Unit 2: Volume 9630 Pages 181-185

Unit 2B: Volume 9636 Pages 217

Unit 3A: Volume 9640 Pages 218-219

Unit 3B: Volume 9675 Page 87

Unit 3C: Volume 9661 Page 186

Unit 4: Volume 9651 Pages 101-104 and amended as Volume 9661 Page 107

5.     Recording Data for Declaration and any amendments:

DCCR are recorded under Document No. 20080050593

1<sup>st</sup> Amended DCCR's are recorded under Document No. 20080073655

Supplemental DCCR's Unit 1 is recorded under Document No. 20080050594

Supplemental DCCR's Unit 2 & 2B is recorded under Document No. 20110131497

Supplemental DCCR's Unit 3A is recorded under 20120090605

1<sup>st</sup> Amended Supplemental DCCR's Unit 3A 20120094466

Supplemental DCCR's Unit 3B is recorded under 20140192684

Supplemental DCCR's Unit 3C is recorded under 20130244523

Supplemental DCCR's unit 4 is recorded under 20130031567

Bylaws are recorded under Document No. 20080077262

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Community Manuel Is recorded under Document No. 20120021748

1<sup>st</sup> Amendment to Community Manel is recorded under Document No. 2008007626

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Association Transfer Fee = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 17 day of March, 2021.

SA Sablechase Homeowners Association, inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

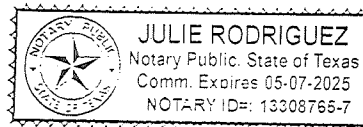
County of Bexar §

This instrument was acknowledged and signed before me on 17,  
March, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of SA Sablechase Homeowners Association, inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220068647  
**Recorded Date:** March 18, 2022  
**Recorded Time:** 9:39 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/18/2022 9:39 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk